

**ORDINANCE NO. 2
SERIES 2006**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON AMENDING THE ZONING DISTRICT CLASSIFICATION OF A PARCEL OF LAND DESCRIBED AS LOTS 8 THROUGH 12, BOTH INCLUSIVE, BLOCK 3, ORIGINAL GUNNISON, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM R-2 (DUPLEX RESIDENTIAL DISTRICT) TO B-1 (PROFESSIONAL BUSINESS DISTRICT), AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.

WHEREAS, Gunnison County, as contract purchaser and acting under the written authority of the Community Church of Gunnison, as owner of the property hereinafter described, has filed an application with the City of Gunnison, Colorado, seeking a change of zoning of said real property; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on the original application regarding the proposed change of zoning on November 9, 2005; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, remanded said application to the applicant for additional information, and held a subsequent public hearing on the revised application on December 14, 2005; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, found that the proposed change of zoning application met the review standards for map amendments, Section 15-15-6 of the City of Gunnison Land Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, recommended that the City Council approve the proposed change of zoning application; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing regarding the proposed change of zoning on January 10, 2006.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS THAT:

Section 1. Based upon the final application seeking a change of zoning to the property hereinafter described, the evidence presented to the City Council during the public hearing on the application; and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. That the proposed use of the property as a “home-style” office for provision of social services by the County of Gunnison complies with the City of Gunnison Master Plan, which encourages the City to coordinate with Gunnison County to identify and evaluate the social needs of the community and support these needs by local government and charitable organizations.
- B. That the proposed use is consistent with the purposes of the zoning district classification requested in that it will provide a transitional area between the adjacent commercial and central business district zone districts and adjacent residential districts.
- C. That the proposed use as a “home-style” office for social services is compatible with the surrounding uses of property adjacent thereto.
- D. That the character of the adjacent properties has changed over time by conversion from residential uses to various commercial and office uses.

- E. That the proposed use of the property as demonstrated by the site plan can meet all dimensional standards of the B-1 Zone (Professional Business District).

Section 2. That based on the foregoing findings of fact, the City Council of the City of Gunnison, Colorado, hereby determines that the change of zoning designation of the property herein described is in the best interests of the City of Gunnison, Colorado, and its citizens.

Section 3. That the zoning classification of the real property described as Lots 8 through 12, both inclusive, Block 3, Original Gunnison, City of Gunnison, County of Gunnison, State of Colorado, is hereby changed from R-2 (Duplex Residential District) to B-1 (Professional Business District).

Section 4. That the official zoning map of the City of Gunnison, Colorado, shall be amended to reflect the change in zoning district classification of the property described herein.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED, on first reading, this 10th day of January, 2006, and introduced, read, and adopted on second and final reading this 24th day of January, 2006.

Mayor

SEAL:

ATTEST:

City Clerk